



City of  
**Rockville**  
Get Into It

Planning Commission

# Annual Report 2017

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Prepared June 2018



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Andrea Gilles, Principal Planner  
Barry Gore, AICP, Principal Planner  
Margaret Hall, Senior Planner  
Cynthia Kebba, Principal Planner  
Clark Larson, AICP, GIS Specialist  
Deane Mellander, Zoning Administrator  
Bobby Ray, AICP, Planning Supervisor  
Manisha Tewari, AICP, Principal Planner  
Punam Thukral, Planning Technician  
Ann Wallas, AICP, Planner III  
Nicole Walters, Senior Planner  
Brian Wilson, AICP, Principal Planner

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# **CITY OF ROCKVILLE PLANNING COMMISSION**

## **ANNUAL REPORT 2017**

### **INTRODUCTION**

The Annual Report of the Planning Commission is the document by which the Commission reviews its performance during the preceding year, with focus on its zoning and development activities during that period and the major planning projects and issues considered by the Commission. The Report is submitted to the Maryland Department of Planning in compliance with the State's Land Use Article annual reporting requirements for local jurisdictions.

This year's Annual Report also includes a report on the City's Adequate Public Facilities Ordinance (APFO) and Standards (APFS) and a 5-year Mid-Cycle Planning Implementation and Development Process Report. The requirement for a biennial APFO report was introduced in 2011, yet the Commission provides this information each year, covering significant actions and restrictions that occurred with respect to the APFO and APFS during each reporting year. This will be the city's first submission of the 5-Year Mid-Cycle Report.

The Smart Growth Goals, Measures and Indicators and Implementation of Planning Visions legislation (Senate Bill 276 and House Bill 295 [SB276/HB295]) requires jurisdictions that issue 50 or more building permits per year to report specified smart growth measures and indicators. The City of Rockville issued fifteen (15) residential building permits in 2017 and is therefore not required to report on these measures.

SB276/HB295 also requires jurisdictions to establish a land use goal aimed at increasing the percentage of growth within their Priority Funding Area (PFA) and decreasing the percentage of growth outside their PFA. However, like all municipalities in the State, all land within the city limits is within the PFA and the City is therefore not required to establish a local land use goal.

Each of the City's land use initiatives in 2017 worked towards implementing the State Visions for sustainable communities that protects the natural environment, directs growth, maintains and improves infrastructure and involves citizens in all stages of the process.

### **PLANNING IN ROCKVILLE**

The City of Rockville had a population of 61,209 in 2010 (US Census Bureau, Decennial Census), and an estimated 68,410 residents in 2017 (US Census Bureau, 2017 Population Estimates), making Rockville the third largest incorporated municipality in Maryland, behind the cities of Baltimore and Frederick. Rockville is about seven miles north of Washington, D.C. and is served by a transportation system that includes one interstate highway (I-270), two Metrorail stations within the City boundaries (Twinbrook and Rockville) and one just outside (Shady Grove), four state highways (Routes 355, 28, 586 and 189), a MARC and AMTRAK rail station (Rockville), in addition to local and regional bus service.

Rockville serves as the county seat for Montgomery County. The County Council and County Executive Offices are across the street from Rockville City Hall, as are the Circuit Court for Montgomery County and the District Court of Maryland.

The City of Rockville functions as an independent municipality, supplying many services for its citizens. The City controls its own planning and zoning authority, water and sewer services (serving much of the City, with WSSC serving some areas), police and public works departments, and recreation programs and facilities. The Montgomery County government provides services to Rockville residents for public schools, fire protection, local circuit court, additional police protection, transportation, health and other services.

## **Municipal Authority**

The authority to plan for the City's development and to enact and enforce laws relating to land planning and zoning is derived from the Land Use Article of the Annotated Code of Maryland.

Land use planning in Rockville is the responsibility of five official bodies: The Mayor and Council, Planning Commission, Board of Appeals, Historic District Commission and Sign Review Board. The Mayor and Council adopts the Master Plan (Plan), enacts legislation to ensure compliance with the Plan, adopts amendments to the Zoning Ordinance and the Zoning Map, and funds capital improvements necessary to implement the Plan. The Board of Appeals considers applications for Special Exception uses, Variances from the Zoning Ordinance requirements and Appeals from administrative decisions related to planning and zoning.

The City's Zoning Ordinance, along with the State Land Use Article, states the powers and duties of the Historic District Commission (HDC). They include identifying and recommending properties deemed eligible for historic designation, reviewing and acting on applications for Certificates of Approval for work within designated historic districts, and providing courtesy review to the Planning Commission and Mayor and Council for projects within or adjacent to historic districts.

The Sign Review Board is comprised of three members and one alternate appointed for three-year terms. The Board reviews applications for sign permits and may grant modifications from sign regulations where applicable.

## **Planning Commission**

The Planning Commission is the only one of the five official bodies with direct land use authority that is involved in all phases of the planning process. It has specific duties, such as the Approving Authority for subdivisions and site plans, as well as advisory responsibilities to the Mayor and Council and Board of Appeals.

The Planning Commission is made up of seven members with staggered five-year terms. Members are nominated by the Mayor and approved by the full body of the Mayor and Council. The Commission elects a Chairperson from its membership each year. The Planning Commission typically meets twice a month, on the second and fourth Wednesdays starting at 7:00 p.m., in the Mayor and Council Chambers of Rockville City Hall. All meetings are televised and streamed live online and available online via "on-demand" the following day through the City's website. All agendas and supporting documentation are posted on the website one week before each meeting.

Certain powers and duties of the Planning Commission are mandated by the State Land Use Article. The Commission is required to prepare a plan for the physical development of the City (Plan, also called Master

Plan or Comprehensive Master Plan), which is recommended to the Mayor and Council for approval, including with modifications<sup>1</sup>. The Commission also makes recommendations concerning public structures, improvements and land acquisition necessary for the execution of the Plan; recommends district boundaries for comprehensive zone classification of land; approves all subdivision of land; and consults with and advises public officials, agencies, civic, educational, professional and other organizations and citizens with respect to the protection or execution of the Plan.

Certain duties of the Planning Commission stem from its function as the originator of the Plan. The Commission reviews site plans for all proposed development, except for single-family or semi-detached residential development, for compliance with applicable regulations. For most other projects, the Commission approves a site plan, and subdivision plat if necessary, as prerequisites to the issuance of a Building Permit. Applications filed pursuant to Mandatory Referral by public entities are also reviewed by the Commission.

Applications for Project Plan applications, Map Amendments, Text Amendments, Annexations, and other City policy statements are forwarded to the Mayor and Council with the Commission's recommendations. Similarly, the Commission reviews all applications for special exception uses for compliance with the Master Plan, and makes appropriate recommendations to the Board of Appeals. The Commission reviews sectional map amendments to designate historic districts and makes recommendations to the Mayor and Council for consistency with the Master Plan. Finally, the Commission must file an Annual Report on its activities with the Mayor and Council and the Maryland Secretary of Planning. This report fulfills that requirement.

## **PLANNING COMMISSION ACTIVITIES IN 2017**

### **Zoning Ordinance and Map Changes**

The City adopted a new Zoning Ordinance on December 15, 2008 with an effective date of March 16, 2009. A new Development Review Procedures Manual was published in July 2009, followed by further updates in 2011 based on recommendations by a city Communications Task Force in 2010. The city has since adopted several text and map amendments to clarify issues such as nonconforming uses, signs and the development review process.

In 2017, the Planning Commission acted on two zoning map amendments and two zoning ordinance text amendments. One map amendment (MAP2017-00115) proposed to create a new historic district overlay zone at a condominium complex in downtown Rockville, the Americana Centre, that would require the review of exterior changes on the site by the city's Historic District Commission. The Planning Commission recommended approval of the historic overlay map amendment to the Mayor and Council on February 8, 2017, who approved it later that year. The second map amendment (MAP2018-00116) proposed to apply a new zoning district, MXCT - Mixed-Use Corridor Transition, to certain properties within the Rockville Pike Neighborhood Plan area and rezone other properties within the plan area in accordance with the recommendations of the Plan. The Planning Commission provided comments and observations to the

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<sup>1</sup> An amendment to Maryland's Land Use Article was enacted in 2015 which specifically allows the governing body to make modifications to recommended plans prior to adoption. The governing body may also approve, remand or disapprove the plan.

Mayor and Council for their consideration of approval, who then adopted the map amendment on December 4, 2017.

Two zoning ordinance text amendments were considered by the Planning Commission in 2017. One considered the removal of references to fire and emergency protection services provisions in the Zoning Ordinance subject to the removal of Fire/EMS test in the city's Adequate Public Facilities Standards. On September 13, 2017, the Planning Commission voted not to recommend the text amendment (TXT2018-00245) for approval by the Mayor and Council. However, the Mayor and Council approved the text amendment later in 2017, thereby removing the APFS test from city development review to rely instead on emergency response planning by the county.

The second text amendment considered by the Planning Commission (TXT2018-00246) proposed to define different types of alcoholic beverage production, the zones where such uses may be located, and establish a parking standard for such uses. The Planning Commission approved a memo to the Mayor and Council with concerns on the text amendment and no specific recommendations. The Mayor and Council adopted the text amendment in 2018.

### **Development Review Activities**

Changes in development patterns in the City of Rockville, whether originating in the public or private sector, require the approval of one or more types of development applications. A review of all such applications acted on in 2017 provides a snapshot of current (or future) changes in use of land within the city for that year. The approved development changes are consistent with all components of the adopted Comprehensive Master Plan, neighborhood plans, Zoning Ordinance regulations, and related City requirements, as well as with plans in adjoining jurisdictions.

Several subdivision plats were approved by the Rockville Planning Commission in 2017. Two were located at the mixed-use redevelopment site known as Upper Rock as four parcels were created from two lots of record and the entire site's subdivision was finalized as a configuration of eight (8) total lots of record with former private streets dedicated to public use as road rights-of-way. Two plats subdivided a property approved for townhouse development in the King Farm neighborhood into 76 residential townhouse lots, two homeowner's association parcels and a private street. Another approved subdivision plat will create three lots from two existing residential lots, adding one additional single-family home than was previously allowed. Other plats made minor modifications to residential or commercial lot configurations without changing the allowable density or intensity of development.

One amendment was approved by the Planning Commission in 2017 that will allow 162 additional residential units to replace previously approved office square footage in the King Farm Planned Development. This amendment is consistent with the recent trend in the planned community (and city-at-large) to replace approved office use with residential development. Such flexibility in the portion of land uses was anticipated and approved in the original King Farm planned development and is now exercised through this approval.

Site Plans approved by the Planning Commission in 2017 included a new self-storage building within an existing office park, renovation of an existing auto dealership, approval of a new 40-acre residential

community (previously approved through a conceptual Project Plan application) consisting of single-family, townhome, and multi-family residential units (375 overall) on an undeveloped, forested property originally approved for office use, and the second and final phase of a mixed-use infill development for 250 multi-family residential units, 150 senior housing units, 22,200 square feet of ground-level retail use, and above- and below-grade structured parking in the city's downtown, transit-accessible core. These projects signify the diversity of Rockville's current development trends, a common characteristic among them being their location along one of the city's several commercial, transit and highway corridors.

A list of all the Planning Commission actions in 2017, including those mentioned above, appears on pages 12-15, with a map on page 16 locating each property that was the subject of an action.

## **Comprehensive Plan Development and Implementation**

The City of Rockville Comprehensive Master Plan (CMP) was last adopted in November 2002.

Amendments to the CMP have been made since then as follows:

- East Rockville Neighborhood Plan (2004)
- Lincoln Park Neighborhood Plan and Conservation District Plan (2007)
- Twinbrook Neighborhood Plan (2009)
- Municipal Growth Element (MGE) (2010)
- Water Resources Element (WRE) (2010)
- Amendment to enable the City to join Montgomery Heritage Area, and adoption by reference of the Rockville chapter of the Montgomery County Heritage Area Management Plan (2013)
- Rockville Pike Neighborhood Plan (2016)
- Bicycle Master Plan (2017)

### ***Comprehensive Master Plan (CMP) Update Initiative:***

The Comprehensive Master Plan was reviewed in 2008-09 with the results conveyed to the State in October 2009. The review recommended that the Plan be revised using a two-part process with the first part being completion and adoption of the Municipal Growth Element (2010), Water Resources Element (2010), Heritage Area amendment (2013), and the Rockville Pike Plan (2016). Phase two involves a rewrite of the remaining portions of the Plan and is currently ongoing.

In February 2015, the Planning Commission endorsed the scope of work to initiate the overall master plan update process. The City held a community-wide kick-off meeting for the update initiative, *Rockville 2040*, in May 2015, with more than 50 Rockville stakeholders attending. Through the summer, fall and winter of 2015-16, a total of 27 Listening Sessions were held, including one in each of Rockville's 18 planning areas, coupled with a series of special focus groups (e.g., college and high school students, seniors, Latino, Asian, African, and African American communities, and Rockville business groups). The results from these listening sessions, where any speaker could comment on Master Plan topics, were used as a basis for four citywide forums that were held in spring 2016.

Parallel to the listening sessions held in 2015-16, the Community Planning and Development Services Department released a series of Trends Reports covering community facilities, the economy, the environment, historic preservation, housing, land use and transportation for use as background to the



Master Plan update. Staff spent the balance of 2016 and 2017 meeting with multiple neighborhood associations and owners of major properties, researching the issues raised, and presenting proposed plan concepts to the Planning Commission. The Planning Commission is expected to take up the plan, and hold Public Hearings, in 2018. All meeting materials and reports can be found on the City's Master Plan update website at [www.rockvillemd.gov/masterplanupdate](http://www.rockvillemd.gov/masterplanupdate).

### ***Rockville Pike Neighborhood Plan Adoption***

The Rockville Pike Neighborhood Plan, was adopted in 2016, as an update to the City's 2002 Comprehensive Master Plan (CMP) and replaces the previous 1989 Rockville Pike Neighborhood Corridor Plan. The plan's focus is the creation of a mixed-use environment, more dense than the existing suburban development, supported by high-quality public amenities and facilities, and complemented by a transportation network that will support all transportation modes. It takes advantage of Rockville's position as Montgomery County's seat of government and its role as a population and jobs center within the county and the region, but retains a distinctive identity for Rockville.

In addition to envisioning an expanded and more 'complete' roadway network, the Rockville Pike Neighborhood Plan refocuses the planned land use pattern with greater intensity and walkability around the Twinbrook Metro Station. The overall development potential is not significantly increased from the land use policies of the previous 1989 plan, though the relationship of the private realm to public streets, provision of public and private amenities as part of development projects, and environmental performance of future development received more attention in the 2016 Rockville Pike Plan. During 2017, work continued the task of crafting map and text amendments to implement the plan's land use policies. These are expected to be adopted in early 2018.

## **DEVELOPMENT ACTIVITY IN 2017**

Several major mixed-use and commercial developments were under construction in 2017, though none were completed with final building permits. The city finalized 698 building permits with the majority consisting of small additions, alterations or renovations. Continuing a trend from the previous year, a substantial portion of these permits consisted of new photovoltaic systems (77). A few new commercial buildings were completed within existing developments, namely an organic grocery store (MOM's Organic Market) and pharmacy (CVS) in the Upper Rock development off Shady Grove Road.

No multi-family buildings were completed in 2017, though several were under construction, including a 328-unit apartment and 61-unit townhome development at 1900 Chapman Avenue (next to the Twinbrook Metro Station). Just north of Rockville Town Square, a seven-story assisted living facility with 116 units at 285 N. Washington Street and six-story multi-family residential building with 275 units and just over 6,000 square feet of retail space were under construction, expected to be finalized in early 2018.

Eleven (11) new single-family detached homes were completed in 2017, all but one replacing existing homes in established neighborhoods rather than being built as new homes on vacant lots.

## DEVELOPMENT CAPACITY ANALYSIS

The City of Rockville participates in the Metropolitan Washington Council of Governments (MWCoG) growth forecasting process and has used the projections derived through that process in lieu of conducting a separate Development Capacity Analysis. All of the projections are based upon the current municipal boundaries and are therefore all located within a Priority Funding Area. The City participated in the MWCoG Round 9.1 process in 2017. Round 9.1 projected the following for the year 2045:

MWCoG Round 9.1 Projections (2017) – City of Rockville			
	2020	2045	Percent Change
Population	72,213	96,073	33.04%
Households	28,830	39,389	36.62%
Jobs	78,372	96,403	23.00%

## ADEQUATE PUBLIC FACILITIES ORDINANCE (APFO)

As part of the Mayor and Council's initiative for improved mobility and public services, the City has adopted an Adequate Public Facilities Ordinance (APFO) and Adequate Public Facilities Standards (APFS) to establish minimum standards for public facilities and services such as transportation (roads, transit, pedestrian facilities, bicycle facilities), schools, water, and sewer. New developments are required to perform studies to evaluate their impact on public facilities and mitigate unacceptable impacts prior to approval. The ordinance was first adopted November 1, 2005 and last amended December 4, 2017. The City's APFO can be found in Article 20 of the Rockville Zoning Ordinance.

### Comprehensive Transportation Review

The transportation test of the City's APFO is the Comprehensive Transportation Review (CTR). The CTR evaluates the overall transportation system from a multimodal perspective. Transportation goals from the Master Plan form the basis for the methodology, standards and impact thresholds outlined in the CTR requirements. Each development application that generates more than 30 vehicle trips is required to include a Transportation Report that analyzes all components, including vehicle trip generation and distribution, intersection capacity analysis, and on-site transportation analysis and proposed mitigation of impacts on roads, bicycle and pedestrian facilities and transit systems. It is anticipated that the standards of the CTR may be modified as a result of the updated Master Plan for the City.

### Fire Station Response Standards

Fire and emergency service in Rockville is provided by the Montgomery County Fire and Rescue Service (MCFRS) with capital planning and funding decisions determined entirely by the agency. In recognition of the City's lack of regulatory authority when determining impacts and mitigations for emergency response times during development review, the City adopted a zoning text amendment in 2017 to delete references to the fire and emergency protection services provisions in the Rockville Zoning Ordinance and the Fire/EMS test from the city's Adequate Public Facilities Standards.

## School Capacity Standards

The Montgomery County Council adopted a new Subdivision Staging Policy (SSP) in 2016, which became effective on January 1, 2017. The new SSP is more aligned with the city's school capacity standard regarding the assessment of school capacity by applying the test to individual schools rather than an overall high school cluster. As part of this individual school test, the point at which a school goes into moratorium is a combination of exceeding the program capacity by 120% and exceeding a specified seat count. The seat deficit is 110 seats at the elementary level and 180 seats at the middle school level.

With the change in the test to account for individual elementary and middle schools, the County's APFS school test has become more restrictive compared with the previous cluster test. One elementary school that serves students living in the City, Rosemont ES, is now shown to be in moratorium. This school serves an area of the City bounded by Redland Boulevard, Frederick Road, Shady Grove Road and Interstate 270. This area includes a portion of the King Farm and the Upper Rock developments as well as the proposed Shady Grove Town Center. Two other schools, College Gardens ES and Ritchie Park ES, would be over capacity except that they are covered by the placeholder for a new elementary school currently under construction. The new school is scheduled to come on line in August 2018.

Student generation rates were also updated by the County in 2017. Under the previous SSP, the County divided school generation rates into four regions – North, Southwest (which includes Rockville), East, and County-wide. As part of the updated January 2017 SSP, the Planning Board revised the generation rates based on the most recent enrollment data. The 2017 generation rates are more accurate since the location and housing type of virtually every MCPS student could be identified. The City adopted these rates along with changes to the City's school standards to mirror the County standards on November 13, 2017.

## Water and Sewer Standards

Water and sewer service is delivered to Rockville by two providers: the City of Rockville and the Washington Suburban Sanitary Commission (WSSC). This portion of the report provides information for properties that receive water and sewer service from the City of Rockville.

Rockville withdraws water from the Potomac River, treats the water and delivers it to the Rockville city limits for customer consumption. There are three sewersheds in Rockville: Watts Branch, Cabin John and Rock Creek. Rockville collects wastewater from customers using Rockville's sewer pipes and discharges the wastewater into WSSC sewer pipes, which in turn discharge into District of Columbia Water and Sewer Authority (DC Water) sewer pipes for treatment at DC Water's Blue Plains Advanced Waste Water Treatment Facility (Blue Plains).

### Calendar Year 2017 Restrictions

The following restrictions were identified for projects approved during calendar year 2017:

- Capacity to treat and supply water from the Rockville Water Treatment Plant: None
- Capacity of the water transmission system to provide adequate fire flow: None
- Capacity to treat wastewater at Blue Plains: None
- Capacity of the sanitary sewer collection system to transmit wastewater flow: None

## **Cumulative Restrictions**

The following is a cumulative list of restrictions, which have not yet been mitigated, identified since Rockville adopted an APFO and began tracking water and sewer deficiencies. These restrictions may place limits on development if they are not mitigated through capacity upgrades.

### Water System

No water system deficiencies were resolved in 2017 by developers and there are currently no identified water system deficiencies, however fire flow capacity is evaluated for each proposed development so future development may require the mitigation of a water system deficiency that has not been identified

### Wastewater System

There are four (4) deficient areas with 15 identified sewer segments that have flow restrictions. These restrictions are a result of inadequate capacity of the existing sewer pipes to convey peak wastewater flow.

The Water and Wastewater deficiencies are shown in the map exhibit found on the following page. The exhibit also identifies when the deficiencies are expected to be mitigated based on the adopted fiscal year 2019 Capital Improvements Program.

During 2017, the Town Center, Frog Run and Cabin John sewer deficiencies were mitigated by a city CIP project with partial funding from developers. These deficiency areas were reported in the 2016 Annual Report, but removed from the CY2017 map in this report.

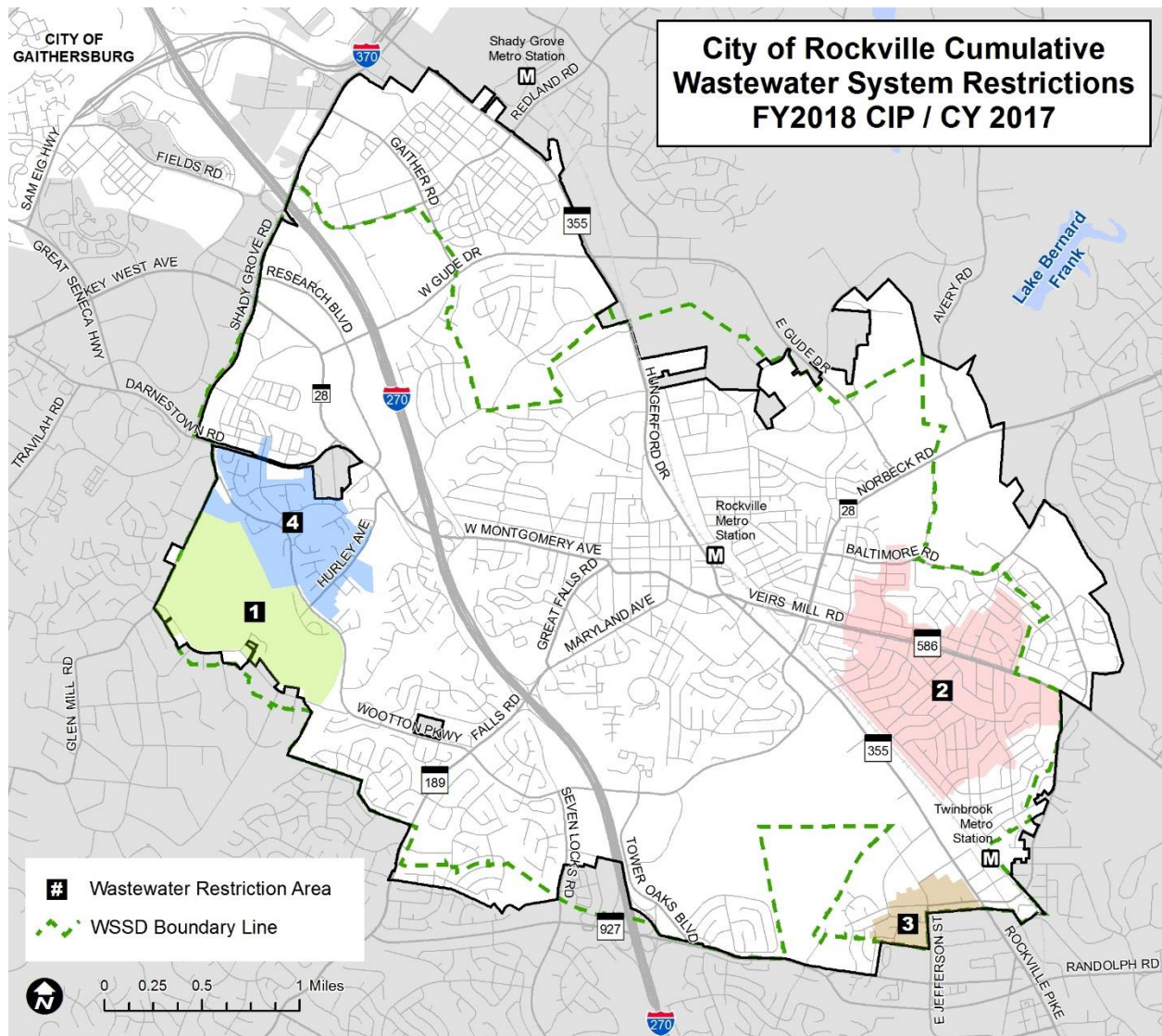
There are two primary means to resolve the sewer capacity restrictions in Rockville: (1) capacity upgrades through Rockville's Capital Improvement Program and (2) capacity upgrades by developers through permits issued by DPW. Capacity upgrades typically are accomplished by increasing the diameter of the sewer pipe, however alternate methods are considered when feasible. Rockville's FY2019 Capital Improvement Program, adopted by the Mayor and Council in May of 2018, includes construction funding to resolve two (2) deficient areas: Lakewood and Atlantic Avenue. The Lakewood deficiency area (containing four segments) is scheduled to be resolved in FY2020 and the Atlantic Avenue deficiency (one segment) is scheduled to be resolved in FY2023.

Cumulative development approvals through December 31, 2017 require mitigating the Lakewood sewer restriction area. The mitigation of the Lakewood deficiency is planned to be completed through a combination of a City CIP project and developer funding. The schedule of the improvement is subject to the City receiving developer funding.

There are two (2) deficient areas with restrictions which are not programmed to be improved by a capital improvement project in the next five (5) years (FY19-FY23): Lorraine Drive and Glenora.

## Water and Wastewater System Restrictions Map

Note: System restrictions are included for the Rockville Water and Sewer Service area only, which is beyond the Washington Suburban Sanitary Commission (WSSC) service area, the green dashed line in the map below.



Wastewater Restriction Map Number	Area Name	Date of Planned Mitigation	How Mitigated
1	Lakewood	FY2020	Rockville CIP*
2	Atlantic Avenue	FY2023	Rockville CIP
3	Lorraine Drive	After FY2023	Rockville CIP
4	Glenora	After FY2023	Rockville CIP

Water Restriction Map Number	Location	Date of Planned Mitigation	How Mitigated
None			

\* Joint funding between Rockville and Developers

## DEVELOPMENT ACTIONS BY PLANNING COMMISSION

The following tables outline the development review actions taken by the City Planning Commission during 2017. A map of these actions is included below showing the location of each application, where applicable. See also Appendices C and D for a list of planning-related ordinances and resolutions adopted in 2017.

### Map Amendments

Application #	Applicant, Request and Location	Action/Date
<b>MAP2017-00115</b>	<b>Map Amendment</b> to create a new historic district overlay zone at the Americana Centre condominiums (118 Monroe Street)	Recommended by the Planning Commission on 2/8/17 for approval by the Mayor and Council
<b>MAP2018-00116</b>	<b>Sectional Map Amendment Application</b> to apply the new Mixed-Use Corridor Transition (MXCT) zoning district to certain properties within the Rockville Pike Neighborhood Plan area and rezone other properties within the Plan area in accordance with the recommendations of the Plan	The Planning Commission voted to provide its comments and observations to the Mayor and Council in their consideration of approval

### Plats - Subdivision

Application #	Applicant, Request and Location	Action/Date
<b>PLT2017-00552</b>	<b>Ownership Plat Application</b> by JBG/5 Choke Cherry, LLC & JBG/Market Square II, LLC for to create two (2) ownership lots on record Lot 10 and two (2) ownership lots on record Lot 13, located in the Danac Technological Park (aka the Upper Rock District PD); submitted in conjunction with Final Record Plat Application PLT2017-00553.	Approved by the Planning Commission on 1/25/17, Recorded 3/7/17
<b>PLT2017-00553</b>	<b>Final Record Plat Application</b> by JBG/5 Choke Cherry, LLC & JBG/Market Square II, LLC for the re-subdivision of a single record lot identified as Lot 9, Danac Technological Park (aka the Upper Rock District PD), creating eight (8) lots of record and dedication of the site's private streets to public use.	Approved by the Planning Commission on 1/25/17, Recorded 3/7/17
<b>PLT2017-00556, -557, and -558</b>	<b>Final Record Plat Applications</b> by King Farm Associates, LLC for a re-subdivision proposal to divide Parcel BN, Block R, in the King Farm: Irvington Centre subdivision at 901 King Farm Boulevard into 76 residential townhouse lots, two (2) homeowner's association parcels and a private street.	Approved by the Planning Commission on 3/8/17, Recorded 2/2/18



<b>PLT2017-00560</b>	<b>Final Record Plat Application</b> by Raymond J. and Mary F. Whalen to combine part lots 18, 19 & 20 into one record lot at 12 Wall Street, in the R.T. Veirs Addition to Rockville subdivision. Proposed Lot 24 will contain 32,378 square feet of land and will be 120 feet wide	Approved by the Planning Commission on 4/12/17
<b>PLT2017-00559</b>	<b>Ownership Plat Application</b> by Johnson Development Associates for an ownership plat to reconfigure two (2) existing ownership lots on Record Lot 19, located in the National Capital Research Park. The ownership plat is submitted in conjunction with STP2017-00300.	Approved by the Planning Commission on 4/26/17
<b>PLT2017-00561</b>	<b>Final Record Plat Application</b> by King Farm Associates, LLC to re-subdivide a portion of Parcel BN, Block R, in the King Farm Irvington Centre subdivision into 18 residential townhouse lots and a homeowner's association parcel. The residential townhouse development was reviewed with the Site Plan Application STP2014-00216, approved on December 10, 2014. The approval period for the Site Plan was extended with a Time Extension granted on January 11, 2017.	Approved by the Planning Commission on 8/9/17
<b>PLT2018-00562</b>	<b>Final Record Plat Application</b> by Rob and Charley Gilroy to create three record lots from two existing record lots for 0.73 acres located at 908 Grandin Avenue. The application included a request for a waiver from the minimum lot width requirements of the R-60 (Single Unit Detached Dwelling, Residential) zone.	Approved by the Planning Commission on 9/13/17

## Project Plans

Application #	Applicant, Request and Location	Action/Date
<b>N/A</b>	Approval to allow 162 additional residential units to replace approved office uses in the King Farm Planned Development	Recommended by the Planning Commission on 8/9/17 for approval by the Mayor and Council

## Site Plans

Application #	Applicant, Request and Location	Action/Date
<b>STP2017-00300</b>	<b>Level 2 Site Plan Application</b> by Johnson Development Associates to construct a self-storage building, approx. 122,854 square feet in size, containing 900 to 1000 storage units, on 2.2 acres of the subject 7.05-acre property located at 1251 West Montgomery Avenue, in the MXE (Mixed Use Employment) Zone.	Approved by the Planning Commission on 4/26/17

<b>STP2013-00165</b>	<b>Level 2 Site Plan Application</b> by Priority 1 Automotive Group, Inc. to redevelop an existing automobile dealership site located at 1450 Rockville Pike and construct a new five (5) level, 89,772 square-foot automobile sales and service building and associated site improvements	Approved by the Planning Commission on 6/14/17
<b>STP2018-00323</b>	<b>Mandatory Referral Site Plan Amendment</b> by City of Rockville to construct an addition, as well as interior renovation at the Rockville Swim & Fitness Center, 355 Martins Lane, to expand and modernize the locker rooms, shower area, front lobby, and administrative space.	Approved by the Planning Commission on 8/9/17
<b>STP2018-00322</b>	<b>Mandatory Referral</b> from Montgomery County for a request to construct a 37,862-square foot building and a 3,125-square foot building located at 14703 Avery Road (Avery Road Treatment Center)	Approved by the Planning Commission on 9/27/17
<b>STP2017-00308</b>	<b>Site Plan Application</b> by EYA Tower Oaks to allow for the development of 217 townhouse units, 30 single family detached units and 128 multiple family units on approximately 40.74 acres of land located on the east side of Preserve Parkway.	Approved by the Planning Commission on 10/11/17
<b>STP2018-00321</b>	<b>Major Site Plan Amendment Application</b> by Duball Rockville, LLC. to construct the last of two (2) mixed-use buildings initially approved under Preliminary Development Plan PDP1994-0001E and later amended under Project Plan PJT2014-0003 at 198 East Montgomery Avenue. The proposed new building will contain 250 multifamily dwelling units, 150 senior housing units, 22,200 square feet of ground level retail floor space, and above and below grade structured parking facilities.	Approved by the Planning Commission on 11/29/17
<b>STP2018-00326</b>	<b>Level 2 Site Plan Application</b> by RST Development LLC to construct 70 multi-unit dwellings, 1,372 square feet of retail and 8,000 square feet of charitable institution on vacant property at 50 Monroe Place.	Approved by the Planning Commission on 12/13/17

### Time Extensions

Application #	Applicant, Request and Location	Action/Date
<b>STP2014-00216</b>	Time Extension for a site plan application, King Farm Associates, LLC / Streetscape Partners, the first of two (2) extensions for a proposed 76-unit townhouse development located at 901 King Farm Boulevard in the PD-KF (Planned Development – King Farm) zone.	One-year time extension approved by the Planning Commission on 1/11/17



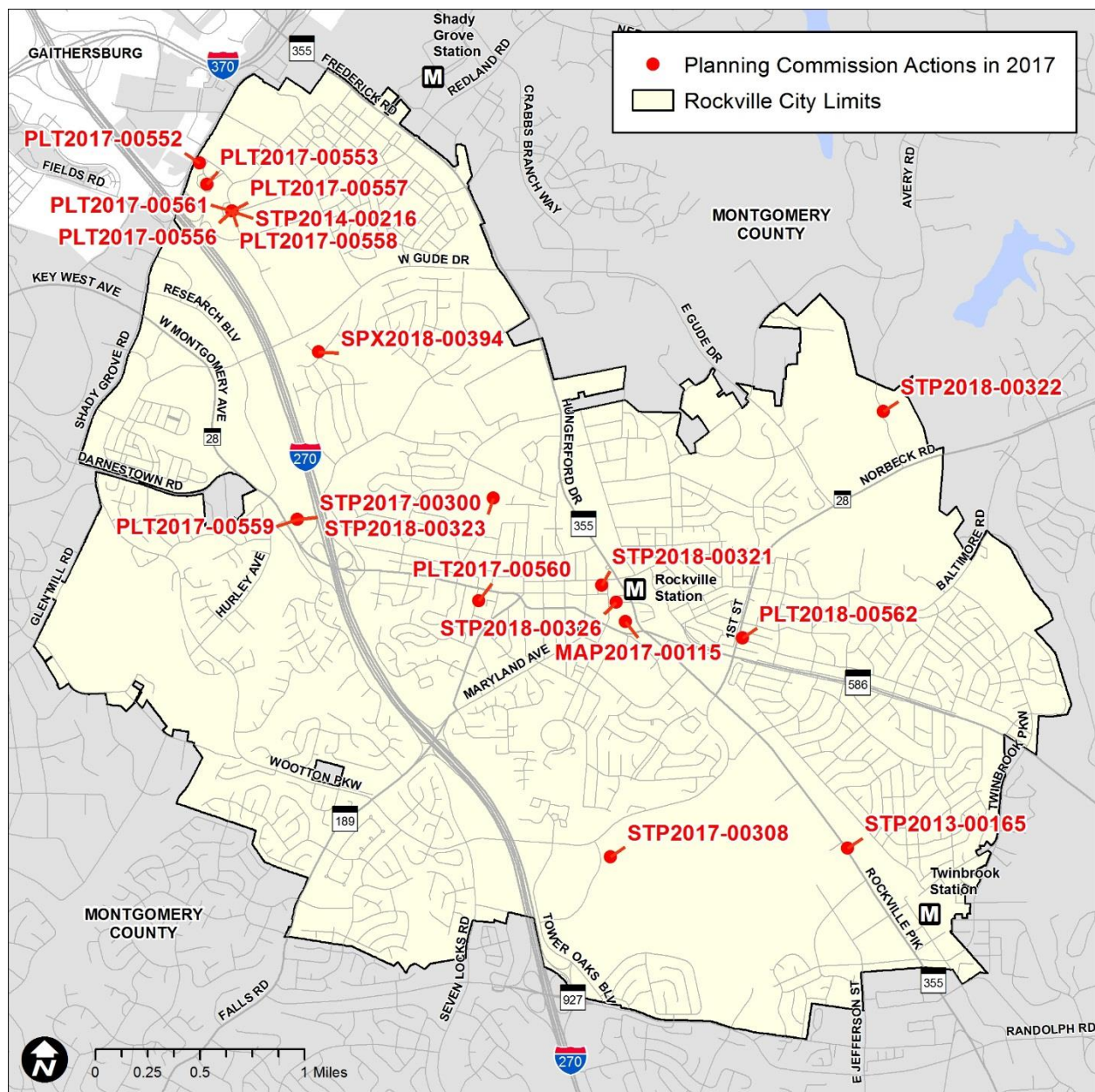
## Zoning Text Amendments

Application #	Applicant, Request and Location	Action/Date
<b>TXT2018-00245</b>	Zoning Text Amendment Application by the Rockville Mayor and Council to delete reference to the fire and emergency protection services provisions in the Rockville Zoning Ordinance if the Mayor and Council delete the Fire/EMS test from the Adequate Public Facilities Standards	Not Recommended for approval by the Planning Commission on 9/13/17
<b>TXT2018-00246</b>	Zoning Text Amendment Application by the Rockville Mayor and Council to define different types of alcoholic beverage production, identify the zones where such uses may be located, and establish a parking standard for such uses	Planning Commission approved a memo to the Mayor and Council with concerns on the text amendment and no specific recommendation

## Special Exceptions / Variances

Application #	Applicant, Request and Location	Action/Date
<b>SPX2018-00394</b>	Special Exception Application by Lisa and Armstead Galiber, homeowners, to retain and utilize an existing one-bedroom accessory apartment that was installed by the previous owners of the home. The accessory living unit is located above the garage of the dwelling located at 1001 Aster Boulevard.	Recommended by the Planning Commission on 9/27/17 for approval by the Board of Appeals

## 2017 Planning Commission Actions Map



*Note: This map includes actions with a spatial location only, excluding zoning ordinance and general map amendments, for example*

## COMMUNITY FACILITIES, PUBLIC AMENITIES, AND ACCOMPLISHMENTS

The City provides a wide range of facilities and public amenities for its citizens. The list below gives a few of the highlights from 2017. While the Planning Commission did not have a direct role in accomplishing many of these, they illustrate the enhanced facilities recommended by the Master Plan.

- Ranked 15<sup>th</sup> in the nation by the U.S. Environmental Protection Agency for community-wide green power usage
- Earned the Director Level Award from Partnership for Safe Water for the third year
- Became the 88<sup>th</sup> certified Community Wildlife Habitat in the nation
- Received the Local Government Insurance Trust (LGIT) Claims Award for the City's multi-layer sewer preventative maintenance program
- Received 3<sup>rd</sup> Place in the 2017 Best Urban BMP in the Bay Award for the Best Education and Outreach Program for the Rockville Storm Drain Mural Project
- Awarded \$100,000 Bikeways Grant to install two bike share stations in Twinbrook
- Completed revisions to Rockville City Code Chapter 10, "Floodplain Management" to reflect required changes to comply with Federal Emergency Management Agency (FEMA) regulations
- Completed an update to the Bikeways Master Plan
- Coordinated with the non-profit Maryland Sun, Montgomery County, Takoma Park, and Poolesville to provide a second solar co-op opportunity for residents that resulted in 300 interested co-op participants
- Completed the triennial Citywide lead and copper sampling for water quality
- Established an on-site transfer station for recycling materials and developed long term plans and contracts for recycling transportation and processing
- Completed design of Rockville Intermodal Access project on Baltimore Road
- Completed design of Hungerford - Stoneridge SWM Facility Retrofit Project
- Awarded construction and construction inspection services for rehabilitation of Hunting Hill and Carr Avenue water storage tanks
- Completed construction of the gravity thickener, air scour, and ferric chloride upgrades at the Water Treatment Plant through the Water System Facility Improvement CIP project
- Completed construction of the Dogwood Park Stream Restoration
- Completed construction of the East Rockville Sanitary Sewer Improvement project
- Completed construction of new sidewalk projects on Monroe Street, Laird Street, Ritchie Pkwy/Fleet Street, and Falls Road – West
- Completed construction of King Farm Watkins Pond SWM Facility Retrofit Project
- Completed CSXT construction agreement for Edmonston Drive Bridge Rehab project
- Completed installation of the last five traffic signals in the Accessible Pedestrian Signals project

## PLANNING COMMISSION WORK PROGRAM FOR 2018

The Planning Commission's work plan for 2018, in addition to considering development review applications and providing recommendations on zoning amendments and special exceptions, comprises several long-range planning projects.

This includes significant work on the citywide Comprehensive Master Plan update, *Rockville 2040*. The Commission will provide feedback to staff in the areas of land use, transportation, the environment, community facilities, historic preservation, housing and the economy as the staff-recommended draft is assembled. Communitywide forums will take place in early 2018 for input regarding draft concepts. Based on feedback from the community and the Commission, staff will prepare a draft plan for public input in mid-2018.

The other significant long-range planning project is implementation of the Stonestreet Avenue Corridor Study. Staff is coordinating this study to attempt to find community agreement on the future vision of the corridor in terms of land uses and redevelopment opportunities, as well as corridor improvements that might be necessary. Significant community engagement with stakeholders along the corridor as well as the surrounding neighborhoods will be critical to the success of the effort. The Commission will also provide critical feedback for the study, as outcomes and recommendations are either incorporated into the master plan update, or recommended for more immediate action by the Mayor and Council.

Staff for the Commission also monitors Montgomery County plans adjacent to Rockville. Planning staff continues to track implementation of the Great Seneca Science Corridor plan, which abuts the northwestern boundary, as well as the White Flint I and White Flint II plans, which cover the area immediately south of the City and surrounding the White Flint metro station. In addition, staff monitors other County projects that will impact Rockville, such as the Bus Rapid Transit (BRT) planned for the Rockville Pike (MD355) and Veirs Mill Road (MD586) corridors.

The Planning Commission has expressed that transportation systems in the City will be a focus of discussion in the *Rockville 2040* Plan, and beyond, to include coordinating with the City's Traffic and Transportation Commission and other stakeholders.

## APPENDIX A – EXCERPT FROM THE LAND USE ARTICLE (2017)

### LAND USE DIVISION I. SINGLE-JURISDICTION PLANNING AND ZONING. TITLE 1. DEFINITIONS; GENERAL PROVISIONS. SUBTITLE 2. GENERAL PROVISIONS.

Md. LAND USE Code Ann. § 1-207 (2017)

§ 1-207. Annual report -- In general

(a) "Planning commission" defined. -- In this section, "planning commission" includes a planning commission or board established under:

- (1) Title 2 of this article;
- (2) Division II of this article; or
- (3) Title 10 of the Local Government Article.

(b) Required. -- On or before July 1 of each year, a planning commission shall prepare, adopt, and file an annual report for the previous calendar year with the legislative body.

(c) Contents. -- The annual report shall:

(1) index and locate on a map any changes in development patterns that occurred during the period covered by the report, including:

- (i) land use;
- (ii) transportation;
- (iii) community facilities patterns;
- (iv) zoning map amendments; and
- (v) subdivision plats;

(2) state whether the changes under item (1) of this subsection are consistent with:

- (i) each other;
- (ii) the recommendations of the last annual report;
- (iii) the approved plans of the local jurisdiction;
- (iv) the approved plans of all adjoining local jurisdictions; and

(v) the approved plans of State and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan;

(3) contain statements and recommendations for improving the planning and development process within the local jurisdiction;

(4) state which local laws or regulations have been adopted or changed to implement the visions in § 1-201 of this subtitle as required under § 1-417 of this title or § 3-303 of this article;

(5) contain the measures and indicators required under § 1-208(c) of this subtitle; and

(6) at least once within the 5-year period after the adoption or review by the local jurisdiction of a comprehensive plan under Part II of Subtitle 4 of this title or under Title 3 of this article, contain a narrative on the implementation status of the comprehensive plan, including:

(i) a summary of the development trends contained in the previous annual reports filed during the period covered by the narrative;

(ii) the status of comprehensive plan implementation tools such as comprehensive rezoning to carry out the provisions of the comprehensive plan;

(iii) identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe;

(iv) identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments;

(v) future land use challenges and issues; and

(vi) a summary of any potential updates to the comprehensive plan.

(d) Review. -- The legislative body shall review the annual report and direct that any appropriate and necessary studies and other actions be undertaken to ensure the continuation of a viable planning and development process.

(e) Public availability. -- The local jurisdiction shall make the annual report available for public inspection.

(f) Department of Planning. --

(1) The local jurisdiction shall mail a copy of the report to the Secretary of Planning.

(2) The Department of Planning may comment on the report.

HISTORY: An. Code 1957, art. 66B, § 3.09; 2012, ch. 426, § 2; 2013, chs. 136, 520, 521, 674.

## APPENDIX B – 2017 MEMBERS OF THE PLANNING COMMISSION

*Corrected*

### **Anne Goodman**

Address: 1109 Clagett Drive  
Term: Appointed 2013, expires 2018  
Personal: Retired, USDA and FDA  
Education: Ph.D., Biomedical Science, University of Tennessee, Oak Ridge Graduate School  
M.S., Microbiology, University of Georgia

### **Don Hadley**

Address: 215 Harrison Street  
Term: Appointed 2010, expires 2015  
Personal: Attorney, Donald H. Hadley, LLC  
Education: LL.B., George Washington University Law School  
B.A., Political Science, George Washington University

### **Charles Littlefield**

Address: 316 South Horners Lane  
Term: Appointed 2013, expires 2018  
Personal: Senior Pricing and Data Analyst, Plan International USA  
Education: M.P.S., Applied Economics, University of Maryland, College Park  
M.A., International Affairs, George Washington University  
B.A., Geological Science, Northwestern University

### **Gail Sherman**

Address: 803 Reserve Champion Drive, #401  
Term: Appointed 2015, expires 2020  
Personal: Retired, CDC, FDA and Parenteral Drug Association  
Education: B.A., University of Maryland, College Park

### **John Tyner, II**

Address: 5911 Halpine Road  
Term: Appointed 2007, reappointed 2011 and 2016, expires 2021  
Personal: President, Taliesan Associates  
Education: Master of Public Administration, University of Southern California  
B.A., History, Ashland University

### **Rev. Jane Wood**

Address: 19 Martins Lane  
Term: Appointed 2017, expires 2021  
Personal: Pastor, Locust United Methodist Church  
Education: M.A., Wesley Theological Seminary  
B.S., University of Maryland University College

### **Sarah Miller**

Address: 1108 Oak Knoll Terrace  
Term: Appointed 2017, expires 2021  
Personal: Director of Strategic Initiatives, Montgomery County Economic Development Corp.  
Education: M.S., Public Policy and Management, Carnegie Mellon University  
B.S., Community Health, Ohio University



## APPENDIX C – LIST OF 2017 ORDINANCES

Mayor and Council Ordinance List  
(Includes only items pertinent to the Planning Commission)

ORDINANCE NO.	DESCRIPTION	DATE
Ordinance 02-17	Ordinance to adopt Map Amendment MAP2017-00115 that adds a new historic district overlay zone for the Americana Centre condominium property (118 Monroe Street)	4/17/17
Ordinance 12-17	Ordinance to grant Text Amendment TXT2018-00245 to amend Chapter 25 of the Rockville City Code, “Zoning”, to revise Article 20 by deleting the reference to fire and emergency services	12/4/17

## APPENDIX D – LIST OF 2017 RESOLUTIONS

Mayor and Council Resolution List  
(Includes only items pertinent to the Planning Commission)

RESOLUTION NO.	DESCRIPTION	DATE
Resolution 03-17	To amend the Adequate Public Facilities Standards for the purpose of making certain technical amendments to the provisions of Fire and Emergency Service Protection.	4/17/17
Resolution 08-17	To approve a request by King Farm Associates, LLC for 400 additional residential units in the King Farm planned development. Additional units were previously approved for the King Farm development, subject to Mayor and Council approval, which is granted by this resolution	10/16/17
Resolution 09-17	To amend the Adequate Public Facilities Standards for the purpose of aligning the Rockville school standards and adequacy test with Montgomery County’s school standards and adequacy test and delete the fire and emergency services standard	11/3/17